

Plantation Homeowners Association, Inc.  
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

## **Regular Board Meeting**

Monday, October 8, 2018

6:30 PM

### **Minutes**

---

On the 8<sup>th</sup> day of October 2018, the **Board of Directors** for the Plantation Homeowners Association, Inc., met for a **Regular Board Meeting** with the following members present:

Abraham Padron, President  
Leonardo Perez, Vice President  
Romeo Cantu, Secretary

Rigoberto Camarillo, Treasurer  
Victor Farias, Director

1. Mr. Leonardo Perez led the Pledge of Allegiance and Mr. Romeo Cantu offered the prayer.
2. Mr. Leonardo Perez established quorum and called the meeting to order at 6:34 p.m.
3. Mr. Romeo Cantu moved and Mr. Victor Farias seconded the motion to approve the agenda. The motion carried unanimously.
4. Mr. Romeo Cantu moved and Mr. Victor Farias seconded the motion to approve the minutes for the September 10, 2018 Regular Board Meeting. The motion carried unanimously.
5. Plantation Board of Directors, Management and Committee Reports:
  - A. President's Report: Mr. Abraham Padron presented report.
  - B. Manager's Report: Mr. King Freeland presented report.
  - C. Treasurer's Report: Mr. Rigoberto Camarillo presented report.
  - D. Security's Report: Mr. Gilbert Benavides presented report.
  - E. Covenant/Bylaws Committee's Report: Mr. Romeo Cantu presented report.
  - F. Election Committee's Report: No report presented.
  - G. Architectural Committee's Report: Mr. Victor Farias presented report.
  - H. Grounds Committee's Report: No report presented.
  - I. Activity Committee's Report: No report presented.
  - J. Plantation Family Fiesta Committee's Report: Mrs. Gloria Coers presented report.
6. Old Business
  - A. None
7. New Business
  - A. **Discussion and possible board action on Rules and Regulations: Plantation Gate Procedures:** Mr. Romeo Cantu moved and Mr. Leonardo Perez seconded the motion to approve and amend the PLANTATION HOMEOWNERS ASSOCIATION INC. Rules and Regulations for Section E: Plantation Gate Procedures, which reads as follows:

## **Section E: Plantation Gate Procedures**

Amended and approved by the PHOA Board of Directors on October 8, 2018

**These Rules and Regulations for Section E: Plantation Gate Procedures supersede, replace and have precedence over all previous Rules and Regulations on this subject matter effective as of December 1, 2018.**

1. No person will be allowed through the main gate unless they are an identified OWNER, renter or guest/visitor and comply with the following rules 2-7.
2. All OWNERS/renters are required to register their vehicles at the Activity Center.
3. Every person entering the Plantation without a current Vehicle Parking Sticker (including OWNERS/renters) must submit a valid picture identification and register with the main gate personnel. The time, date, name, address, car license number will be recorded for OWNERS/renters and non-residents, and a destination address must be provided, except during high-peak traffic periods when seven (7) or more vehicles are in line.
4. A valid Access Card must be on the vehicle when using the automatic gate. Access cards will be sold at a rate of \$20 per card to an OWNER/renter for as long as the OWNER/renter owns the vehicle. Replacement cards will be sold at a cost of \$10 per card, but the old card must be presented for the discounted price to be issued.
5. No OWNER/renter can allow a car to follow them through or open the gate to allow another car to pass through the automatic gate. PHOA security will disable the OWNER'S/renter's Access Card for each incident. Security will contact the OWNER/renter and require them to have the visitor return to the gate and register their vehicle.
6. The Pharr Police Department will be called whenever it is necessary to maintain order and safety.
7. Guests/visitors are welcome at the Plantation. OWNERS/renters are encouraged to inform PHOA Security in advance about expected guests/visitors. A guest/visitor who arrives between the hours of 10 P.M. and 7 A.M. may not be allowed entrance to the property unless such advance notice has been provided or PHOA Security is able to contact the OWNER/renter. PHOA Security will notify the OWNER/renter by calling the phone number listed on the PHOA Homeowner's Contact List. It is the OWNER'S/renter's responsibility to provide PHOA management with a current phone number to be used for the PHOA Homeowner's Contact List. An OWNER/renter is allowed to escort their guests/visitors to the property by visiting with PHOA Security in person at the entrance.

The motion carried unanimously.

- B. Discussion and possible board action on Speed Bumps:** Mr. Romeo Cantu moved and Mr. Leonardo Perez seconded the motion to approve the purchase and installation of eight (8) speed bumps as recommended by the PHOA Board of Directors and the PHOA Manager. The motion carried unanimously.

## 8. Closed Session

- A. 1. Personnel Matters – Discussion regarding evaluation and possible compensation for PHOA Manager:** Mr. Romeo Cantu moved and Mr. Leonardo Perez seconded the motion to go into Closed Session. The motion carried unanimously. The Board of Directors went into closed session at 7:29 p.m. Mr. Romeo Cantu moved and Mr. Leonardo Perez seconded the motion to return from Closed Session. The motion carried unanimously. The Board of Directors returned from closed session at 8:12 p.m. No action was taken in Closed Session.

9. Action On Items Discussed In Closed Session

**A. Discussion and possible board action regarding the evaluation and possible compensation for PHOA Manager:** Mr. Romeo Cantu moved and Mr. Leonardo Perez seconded the motion that based on his evaluation to increase Mr. King Freeland's yearly salary by \$2,500 effective January 1, 2019. The motion carried unanimously.

10. Mr. Leonardo Perez moved and Mr. Rigoberto Camarillo seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 8:14 p.m.

11. Open Forum was held.

ATTESTED BY: \_\_\_\_\_



ROMEO CANTU  
Board Secretary

Minutes were approved  
at the November 12, 2018  
Regular Board Meeting